

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
APRIL 26, 2006  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Service Department, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Tracey Elliot-Yawn

ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:     **REQUESTS FOR CONTINUANCES.**

ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4     **\*POLK AND FLORIDA TOWNHOMES – PROJECT NO 50490**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:       Paul Godwin**

Process Three Site Development Permit to allow the demolition of two existing residential units and the construction of six new residential units totaling approximately 11,400 square feet with 12 garage parking spaces accessed from a single driveway at Florida Street. The project would include minor deviations from the Land Development Code requirements for alley access, driveway width, setbacks and garage dimensions. The 0.16-acre project site is located at the southwest corner of Polk Avenue and Florida Street, at **1935 Polk Avenue**, in the MR-1250B Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan. Mitigated Negative Declaration No.50490. Report No. HO-06-068

**RECOMMENDATION**

Approve

ITEM-5: **NAVAJO ROAD MAP WAIVER – PROJECT NO. 81039**  
City Council District: 7; Plan Area:Navajo

**STAFF: Jeffrey W Robles**

Map Waiver to waive the requirements for a Tentative Map to create 26 commercial condominiums. The existing development site contains one commercial office building at **7290 Navajo Road** in the CO-1-2 Zone of the Navajo Community Plan area. No new construction is proposed. Exempt from Environmental. Report No. HO-06-086.

**RECOMMENDATION:**

Approve

ITEM-6: **\*EHRlich RESIDENCE – PROJECT NO 40211**  
City Council District: 1 Plan Area:La Jolla

**STAFF: Glenn Gargas**

Coastal Development, Site Development Permit (due to location within the La Jolla Shores Planned District and property containing Environmentally Sensitive Lands) and Lot Line Adjustment to construct a 11,911 square foot, two-story, single family residence on a 30,802 square foot property. The project site is a vacant lot located at **2575 Ruelle Nice**, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, and within the La Jolla Community Plan. Negative Declaration No. 40211. Report No. HO-06-103

**RECOMMENDATION:**

Approve

ITEM-7:        **\*LA JOLLA SPA MD – PROJECT NO 66961**  
City Council District:1 Plan Area: La Jolla

**STAFF:        Glenn Gargas**

Coastal Development, Site Development Permit (due to location within La Jolla Planned District) to amend La Jolla Planned District Permit No. 88-0458 to add a 2,940 square-foot second floor addition to an existing 14,236 square-foot, two-story medical/spa/office building, for a combined total of 17,176 square feet of gross floor area on a 14,000 square foot property. The project site is located at **7630 Fay Avenue**, in Zone Three (3) of the La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and within the La Jolla Community Plan Area. Negative Declaration No. 66961. Report No. HO-06-104

**RECOMMENDATION:**

Approve

ITEM-8:        **ROSLYN LANE DUPLEX – PROJECT NO 72798**  
City Council District: 1Plan Area: La Jolla

**STAFF:        Robert Korch**

Map waiver, Waiver of Undergrounding and a Coastal Development Permit to demolish existing buildings and construct two new residential condominium units on a 3,750 square-foot site at **1233 Roslyn Lane** in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit. Exempt from Environmental. Report No. HO-06-105

**RECOMMENDATION:**

Approve

ITEM-9: **216 ADA STREET MAP WAIVER - PROJECT NO 91906**  
City Council District: 4 Plan Area: Southeastern San Diego

**STAFF: William Zounes**

Map Waiver to waive the requirements of a Tentative Map to create two residential condominium units and a request to waive the requirement to underground existing overhead utilities on a vacant 6,922 square foot site located at in the MF-3000 Zone of Southeastern San Diego Planned District.  
**216 Ada Street** Exempt from Environmental. Report No. HO-06-106

**RECOMMENDATION:**

Approve

ITEM-10: **218 ADA STREET MAP WAIVER – PROJECT NO 91916**  
City Council District:4 Plan Area: Southeastern San Diego

**STAFF: William Zounes**

Map Waiver to waive the requirements of a Tentative Map to create three residential condominium units and a request to waive the requirement to underground existing overhead utilities on a vacant 10,384 square foot site located at **218 Ada Street** in the MF-3000 Zone of Southeastern San Diego Planned District. Exempt from Environmental. Report No. HO-06-107

**RECOMMENDATION:**

Approve

ITEM-11: **312 PALOMAR MAP WAIVER – PROJECT NO 98868**  
City Council District: 1 Plan Area: La Jolla

**STAFF: Robert Korch**

Extension of Time for a previously approved but not utilized, Map Waiver, Waiver of Undergrounding and Coastal Development Permit to create 2 condominium units on a 5,000 square-foot site at 312 Palomar Avenue in the RM-1-1 zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit. Exempt from Environmental. Report No. HO-06-109

**RECOMMENDATION:**

Approve

ITEM-12: **3034 ISLAND AVENUE MAP WAIVER – PROJECT NO 75980**  
City Council District: 4 Plan Area: Southeastern San Diego

**STAFF: William Zounes**

Map Waiver to waive the requirement of a Tentative Map to convert three residential units under construction to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.26 acre site located at **3034 Island Avenue** in the MF-3000 Zone of Southeastern San Diego Planned District. Exempt from Environmental. Report No. HO-06-110

**RECOMMENDATION:**

Approve